| 040.0 | 0005 | 0020.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 862,100 / 862,100 |
| | | | | | USE VALUE: | 862,100 / 862,100 |
| | | | | | ASSESSED: | 862,100 / 862,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 45 | -A | WARREN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WARREN REAL ESTATE LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 50 HIGH ST |
| Street 2: | |
| Twn/City: | STONEHAM |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02180 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DELANEY WILLIAM J & DIANE J - |
| Owner 2: | - |
| Street 1: | P.O. BOX 81 |
| Twn/City: | CARLISLE |
| St/Prov: | MA Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 3,365 Sq. Ft. of land mainly classified as Three Fam. with a Colonial Building built about 1975, having primarily Aluminum Exterior and 2964 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 3365.000 | 445,300 | | 416,800 | 862,100 |
| Total Card | 0.077 | 445,300 | | 416,800 | 862,100 |
| Total Parcel | 0.077 | 445,300 | | 416,800 | 862,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.86 | /Parcel: 290.8

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 27250
**GIS Ref**
**GIS Ref**
**Insp Date** 11/29/18

## PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0020.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 105 | FV | 445,300 | 0 | 3,365. | 416,800 | 862,100 | 862,100 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 349,100 | 0 | 3,365. | 442,800 | 791,900 | 791,900 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 349,100 | 0 | 3,365. | 323,000 | 672,100 | 672,100 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 349,100 | 0 | 3,365. | 281,300 | 630,400 | 630,400 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 349,100 | 0 | 3,365. | 239,600 | 588,700 | 588,700 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 347,000 | 0 | 3,365. | 234,400 | 581,400 | 581,400 | Year End Roll | 12/11/2014 |
| 2014 | 105 | FV | 347,000 | 0 | 3,365. | 192,800 | 539,800 | 539,800 | Year End Roll | 12/16/2013 |
| 2013 | 105 | FV | 347,000 | 0 | 3,365. | 183,400 | 530,400 | 530,400 | | 12/13/2012 |

!3346!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:37:23 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 13:36:24 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3346

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DELANEY WILLIAM | 65329-377 | | 5/7/2015 | Convenience | 99 | No | No | | |
| DELANEY JUSTIN | 57848-478 | | 11/14/2011 | Convenience | 100 | No | No | | |
| DELANEY WILLIAM | 57825-249 | | 11/8/2011 | Convenience | 100 | No | No | | |
| BANKS CHESTER R | 34865-137 | | 2/20/2002 | | 456,000 | No | No | | |
| | 11850-608 | | 6/25/1970 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/29/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/13/2009 | Measured | 197 | PATRIOT |
| 5/13/2002 | MLS | HC | Helen Chinal |
| 3/28/2000 | Inspected | 263 | PATRIOT |
| 3/2/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | RT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 27250 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 3365 | | Sq. Ft. | Site | | 0 | 80. | 1.55 | 1 | | | | | | | | | 416,759 | | | | | | 416,800 | |

Total AC/HA: 0.07725 | Total SF/SM: 3365 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 416,759 | Spl Credit | Total: 416,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | BS - BSMT | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1975 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 13 - Radiant Elec | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 3 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 16. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 16.1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.15480769 |
| Const Adj.: | 0.94040596 |
| Adj $ / SQ: | 135.749 |
| Other Features: | 162500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 530767 |
| Depreciation: | 85453 |
| Depreciated Total: | 445313 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 5 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

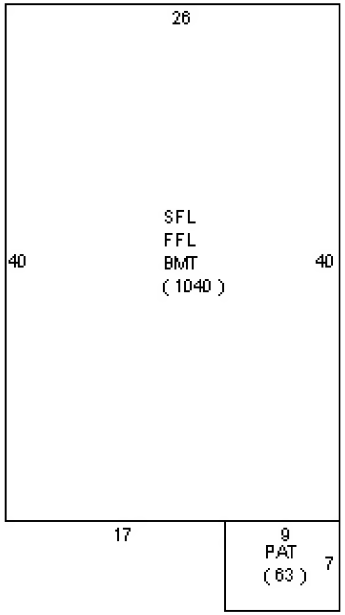
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 4 | 2 | |
| 1 | 3 | 1 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 3 | 11 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 135.75 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 139.90 |
| Final Total: | 445300 | Val/Su SzAd | 214.09 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,040 | 82.260 | 85,554 |
| FFL | First Floor | 1,040 | 135.750 | 141,178 |
| SFL | Second Floor | 1,040 | 135.750 | 141,178 |
| PAT | Patio | 63 | 5.640 | 355 |

| Net Sketched Area: | 3,183 | Total: | 368,265 |
|---|---|---|---|

| Size Ad | 2080 | Gross Are | 3183 | FinArea | 2964 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 85 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 040.0-0005-0020.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|